

APPENDIX 120.Z

DESIGN AND CONSTRUCTION OF *TOWNHOUSES*

780 CMR 120.Z103 BUILDING PLANNING FOR TOWNHOUSES

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120.Z103.1 Design and Construction. For design and construction purposes, *townhouses* shall be designed and constructed in accordance with the applicable requirements of 780 CMR 1.00 through 50.00: *The Massachusetts State Building Code*, 7th Edition, as applicable). The height and area restrictions of 780 CMR 5.00 generally and of 780 CMR T503, specifically, shall likewise apply.

Exception 1. Energy conservation requirements for any new construction *low-rise residential building* including townhouses of no more than three stories in height (except hotels and motels) shall comply with the requirements of 780 CMR 61.00: *Energy Efficiency* of the Massachusetts Building Code for One- and Two-Family Dwellings, 7th Edition.

Exception 2. For townhouses of no more than three stories in height, fire separation requirements between dwelling units shall comply with the requirements of 780 CMR ~~5302~~ **5317** of the Massachusetts Building Code for One- and Two-Family Dwellings or the fire separation requirements dictated by the building Construction Type, whichever is greater.